

CREATING DOWNTOWN CLEARFIELD



WHY PLAN?



WHAT IS A VISION



If you don't
know where
you are going,
you might
wind up
someplace else.

Yogi Berra

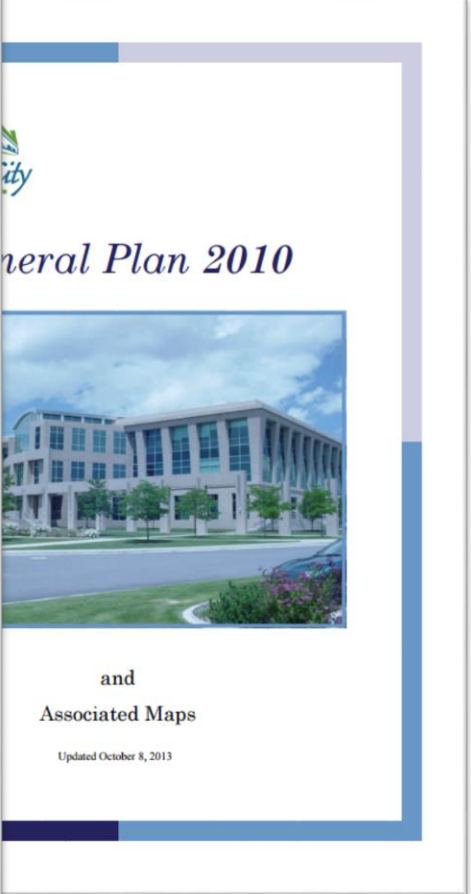
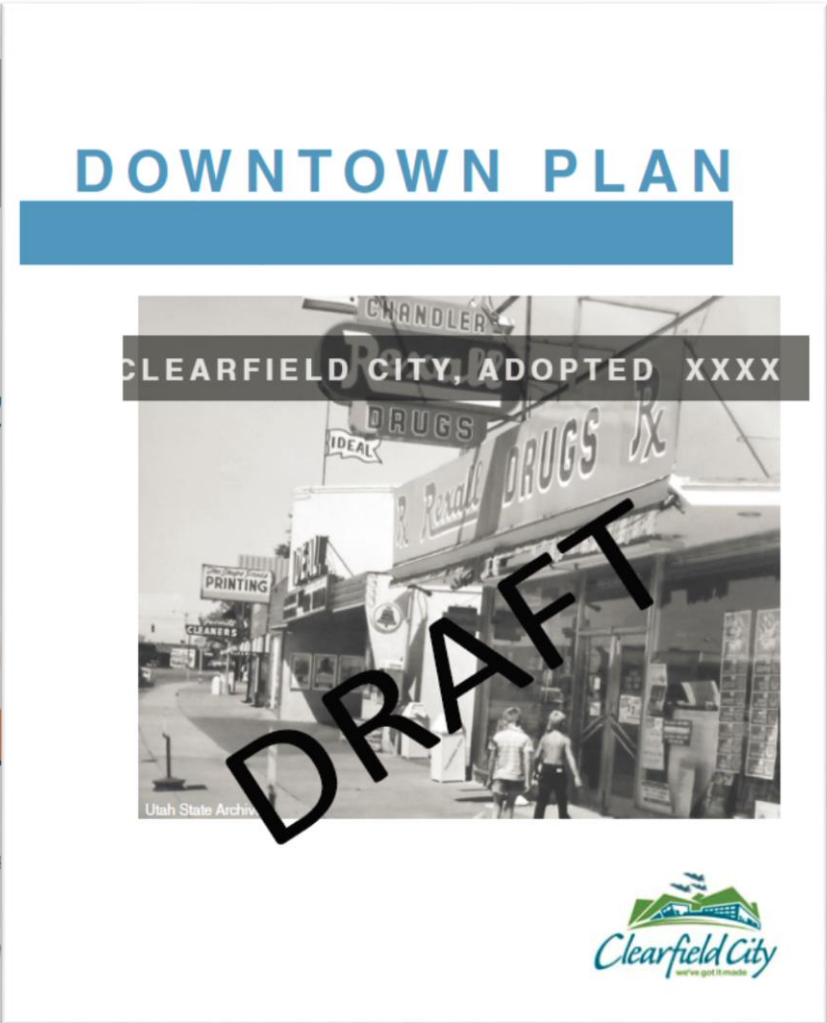
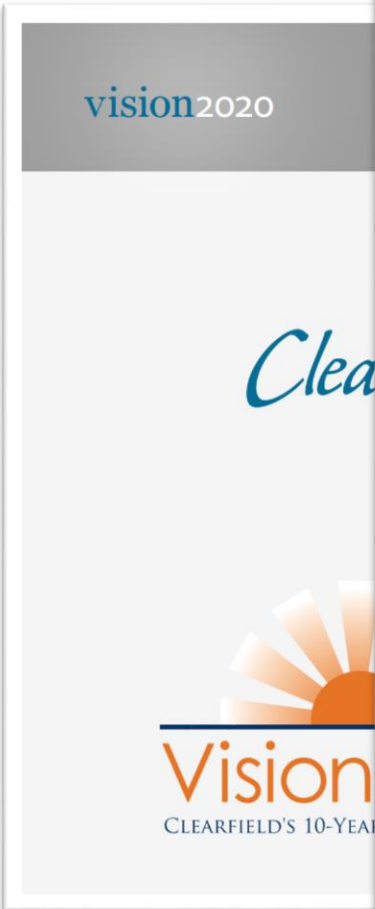
THE DOWNTOWN



WHY A DOWNTOWN?



THE DOWNTOWN PLAN



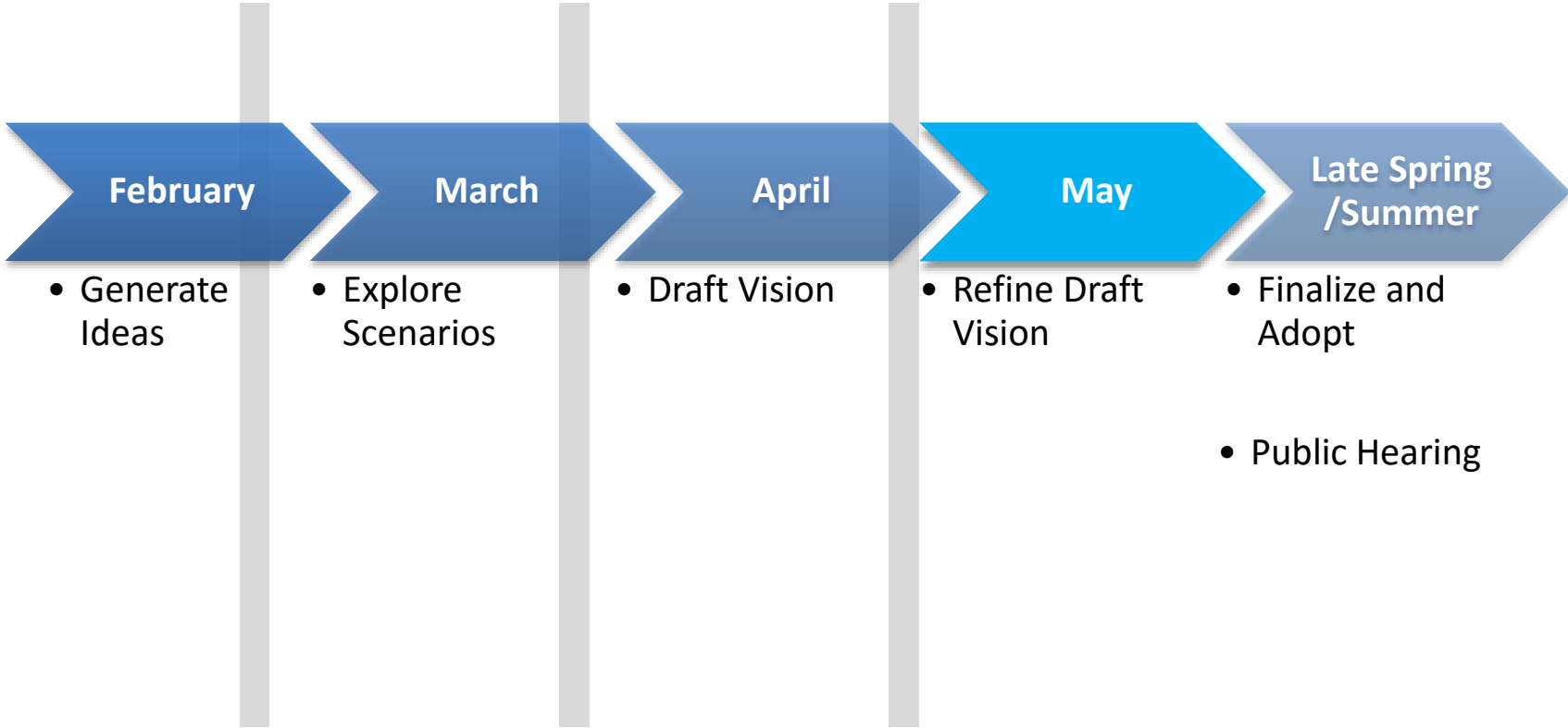
TODAY'S PURPOSE



- **Review Draft Downtown Vision**



CREATING DOWNTOWN CLEARFIELD



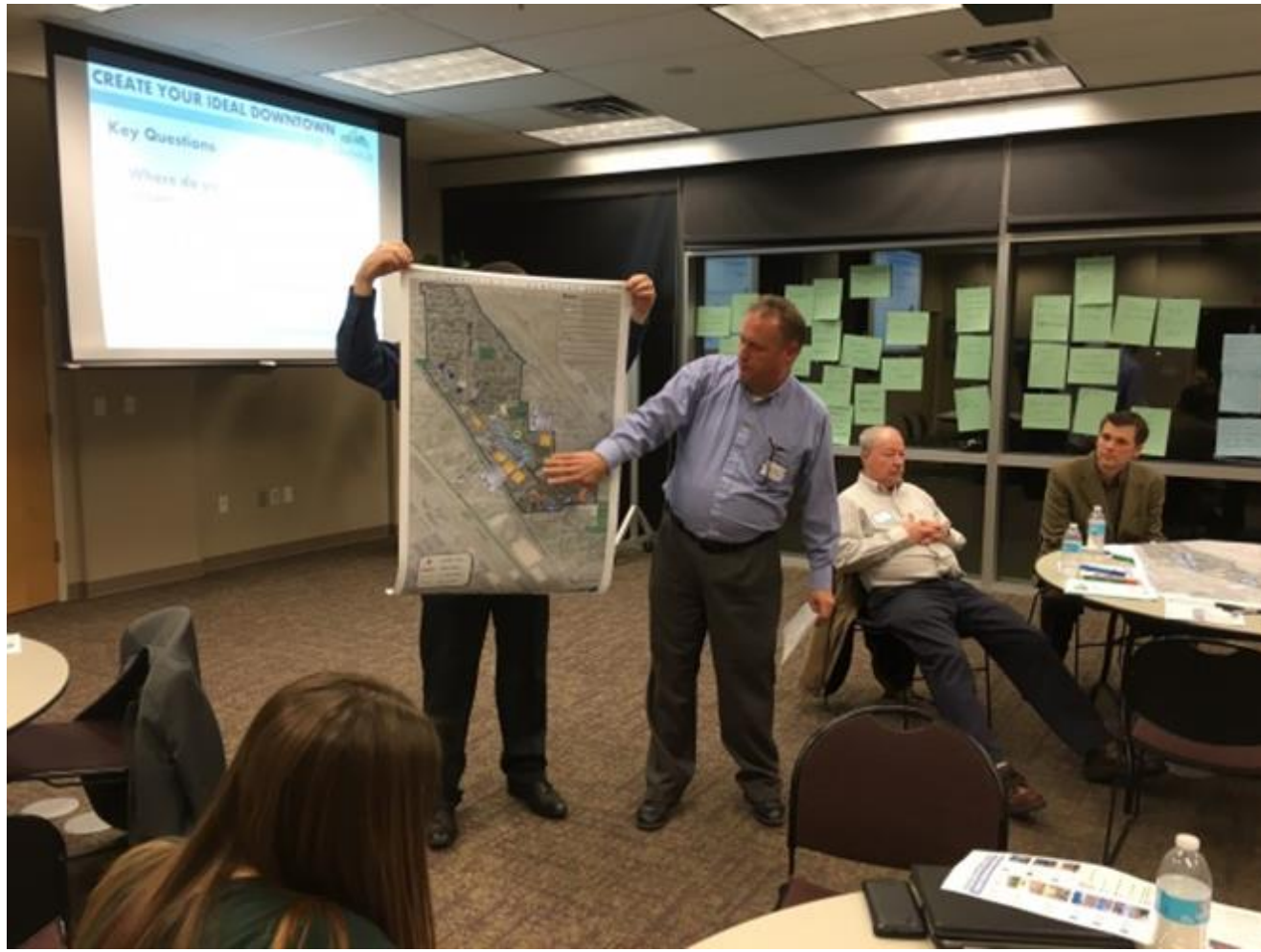
MARKET STUDY: WHAT IS FEASIBLE?



- **Focus on “strategic nodes” for retail**
- **For redevelopment to occur, the value of the new building must be about double**



WORKSHOP/SURVEY ONE: GENERATE IDEAS



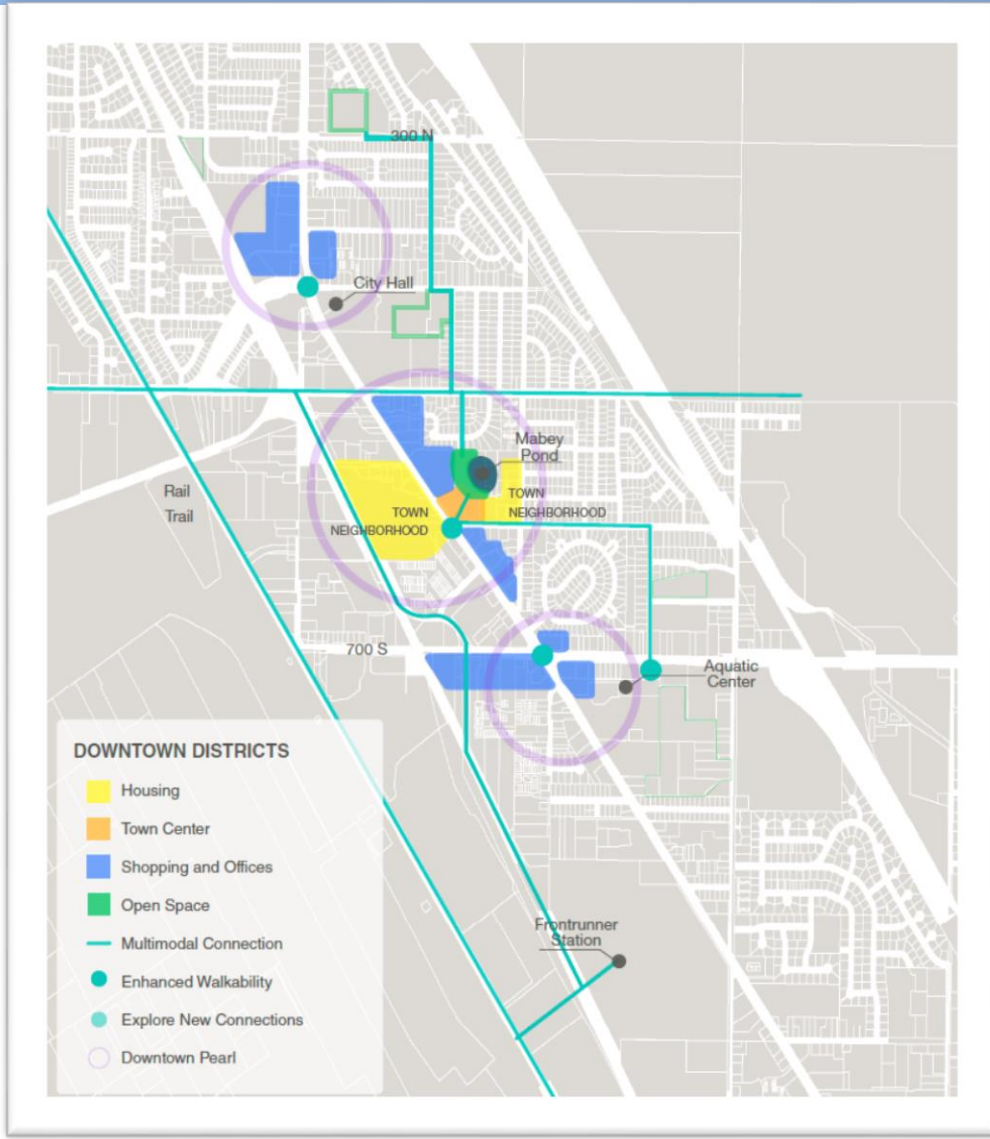
SCENARIOS



- **String of Pearls**
- **Grand Boulevard**
- **Downtown in Focus**

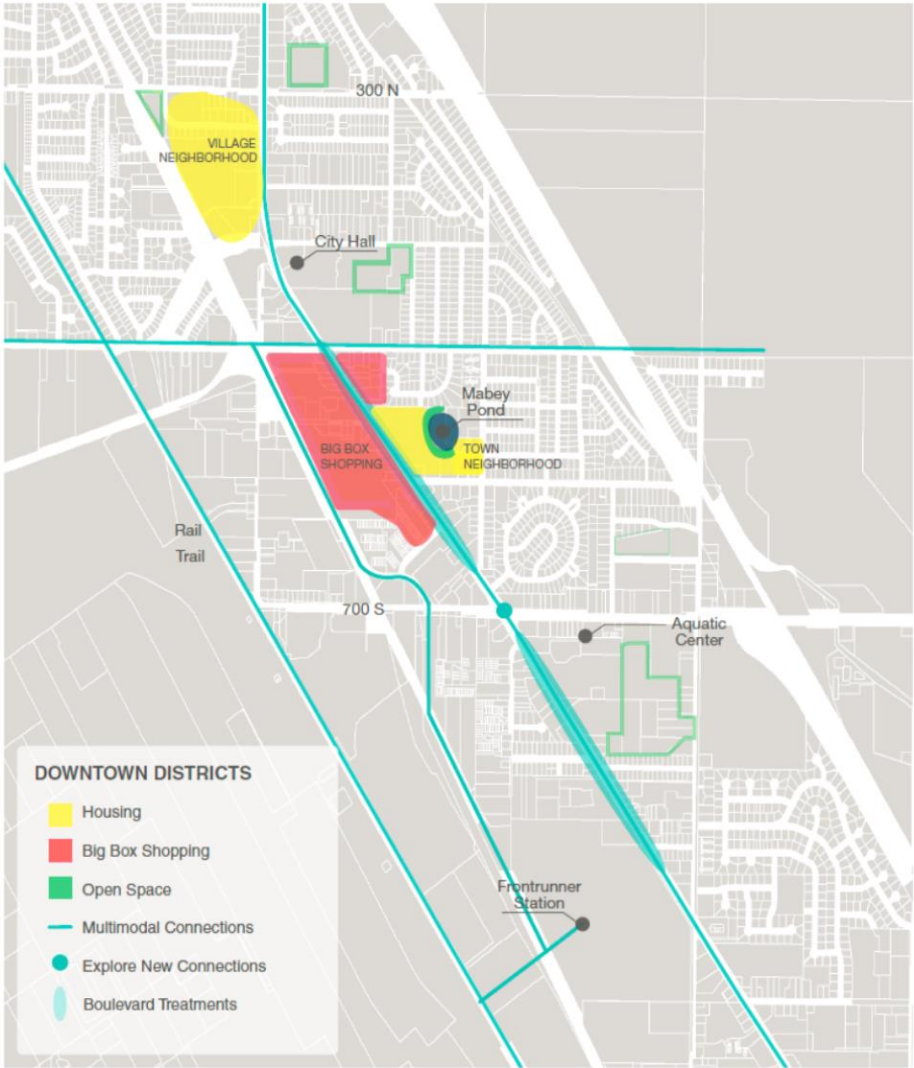


STRING OF PEARLS



Cohesive pearls of amenity and activity connected by a neighborhood greenway

GRAND BOULEVARD

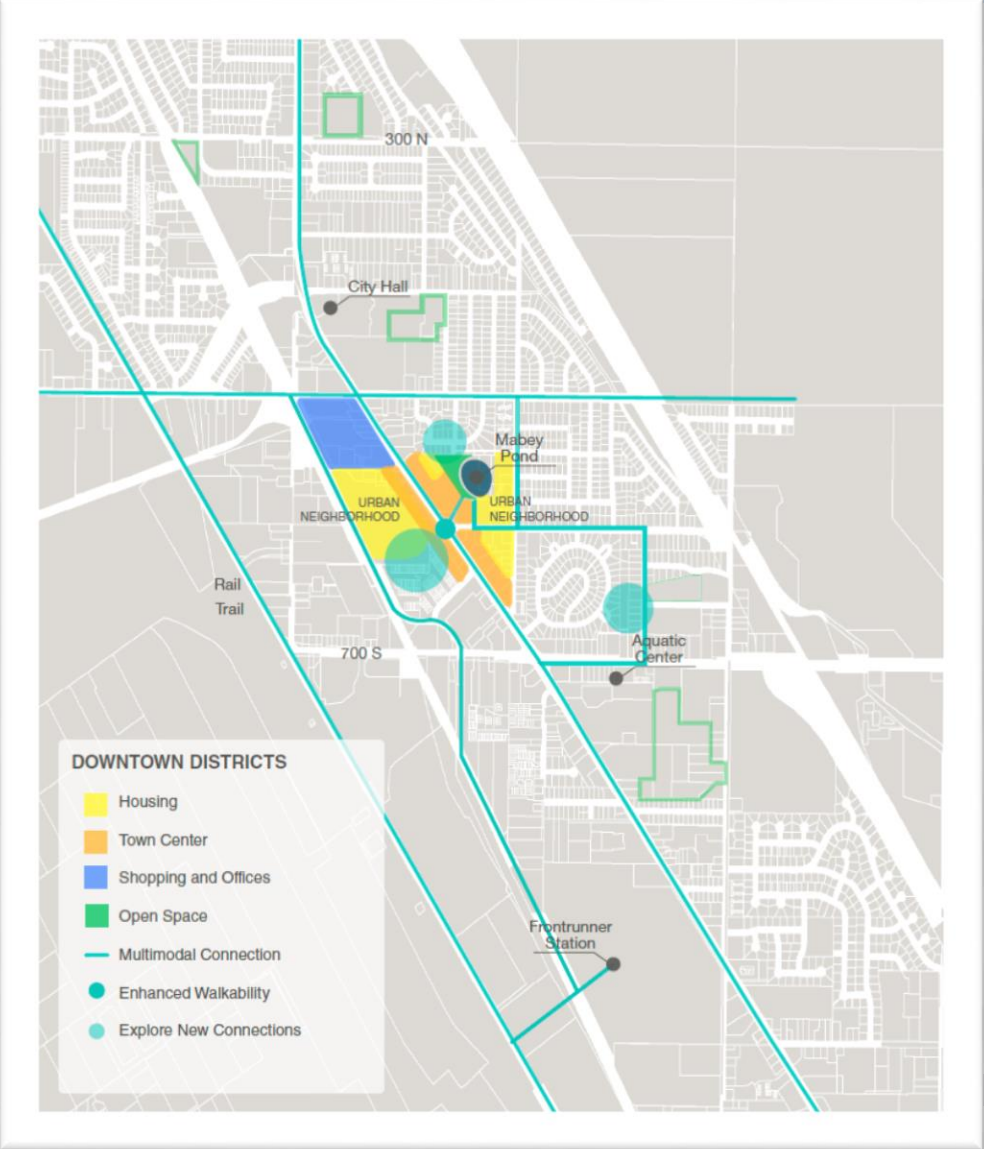


DOWNTOWN DISTRICTS

- Housing
- Big Box Shopping
- Open Space
- Multimodal Connections
- Explore New Connections
- Boulevard Treatments

**State Street becomes
a beautiful
boulevard**

DOWNTOWN IN FOCUS



Clearly distinguishable downtown that creates a synergy of interesting things to see and do

WORKSHOP and SURVEY TWO: EXPLORE SCENARIOS



- Survey Two: **255** Responses
- Pop-up meeting @ **Kent's Market**



SCENARIO FEEDBACK:



- **Downtown in Focus**
- **String of Pearls**
- **Grand Boulevard**



- **Mabey Pond Center**
- **Attention to entire corridor**
- **Walkable buildings and street**





THE DRAFT VISION

What can Downtown Become?



The Downtown Principles

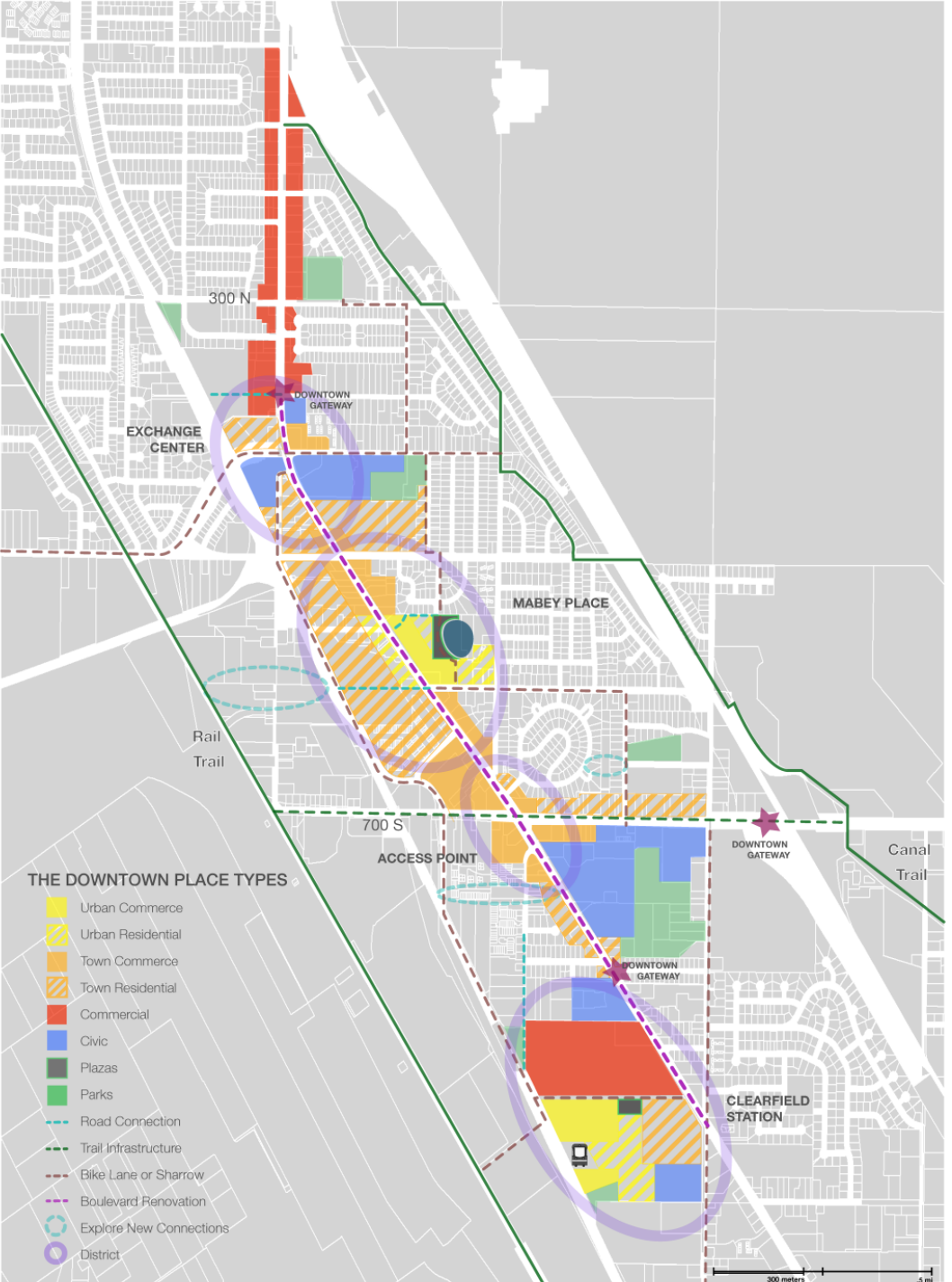


Downtown should be...

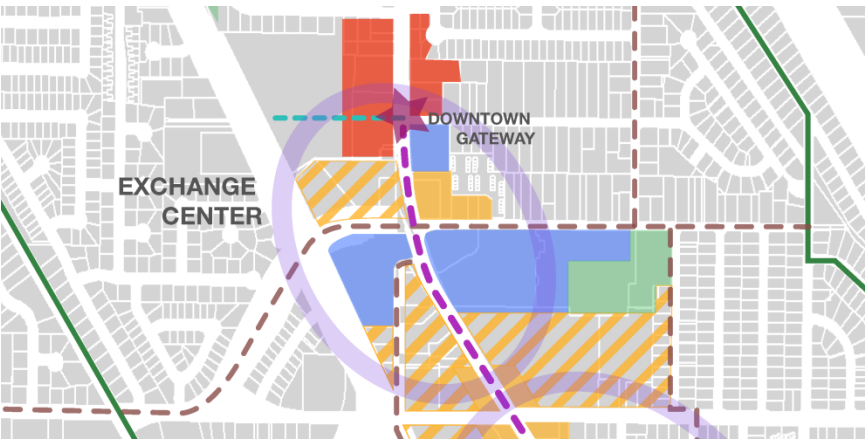
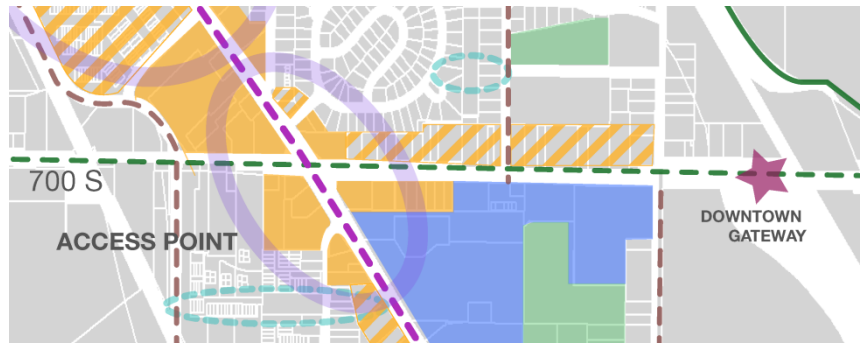
- **Walkable,**
- **Distinctive,**
- **Vibrant**
- **Destination**



DRAFT VISION



DRAFT VISION: THE DISTRICTS



VISION: PLACETYPES



- **Buildings Oriented to Sidewalk**
- **Human Scale**
- **Usable, people-oriented landscaping**
- **Transparency**

URBAN



TOWN



COMMERCIAL



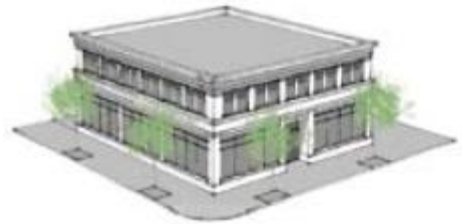
CIVIC



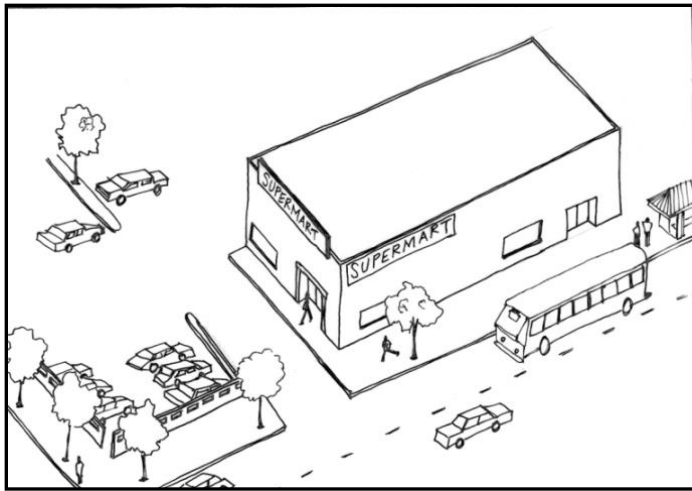
VISION: URBAN PLACETYPE



VISION: TOWN PLACETYPE



VISION: COMMERCIAL PLACETYPE



VISION: CIVIC PLACETYPE



DRAFT PLACETYPES:



Place Type Details

	Retail Use	Park-Once District	Parking Location	Street Oriented Entrance	Building Near Sidewalk
Urban Commerce	Incentivize	Yes	Rear	Yes	Yes
Urban Residential	Yes	Yes	Rear	Yes	Yes
Town Commerce	Incentivize	Yes	Rear or Side	Yes	Yes
Town Residential	Yes	No	Rear or Side	Yes	Yes
Commercial	Yes	No	Rear or Side	No	Yes
Civic	Limited	No	Rear or Side	Yes	Yes

DRAFT PLACETYPES:



URBAN



TOWN



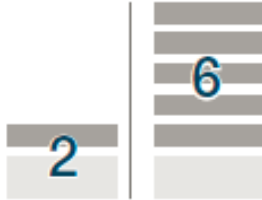
COMMERCIAL



CIVIC



Height
Min | Max



HIGH Commercial Ground Floor Transparency



HIGH Commercial Ground Floor Transparency

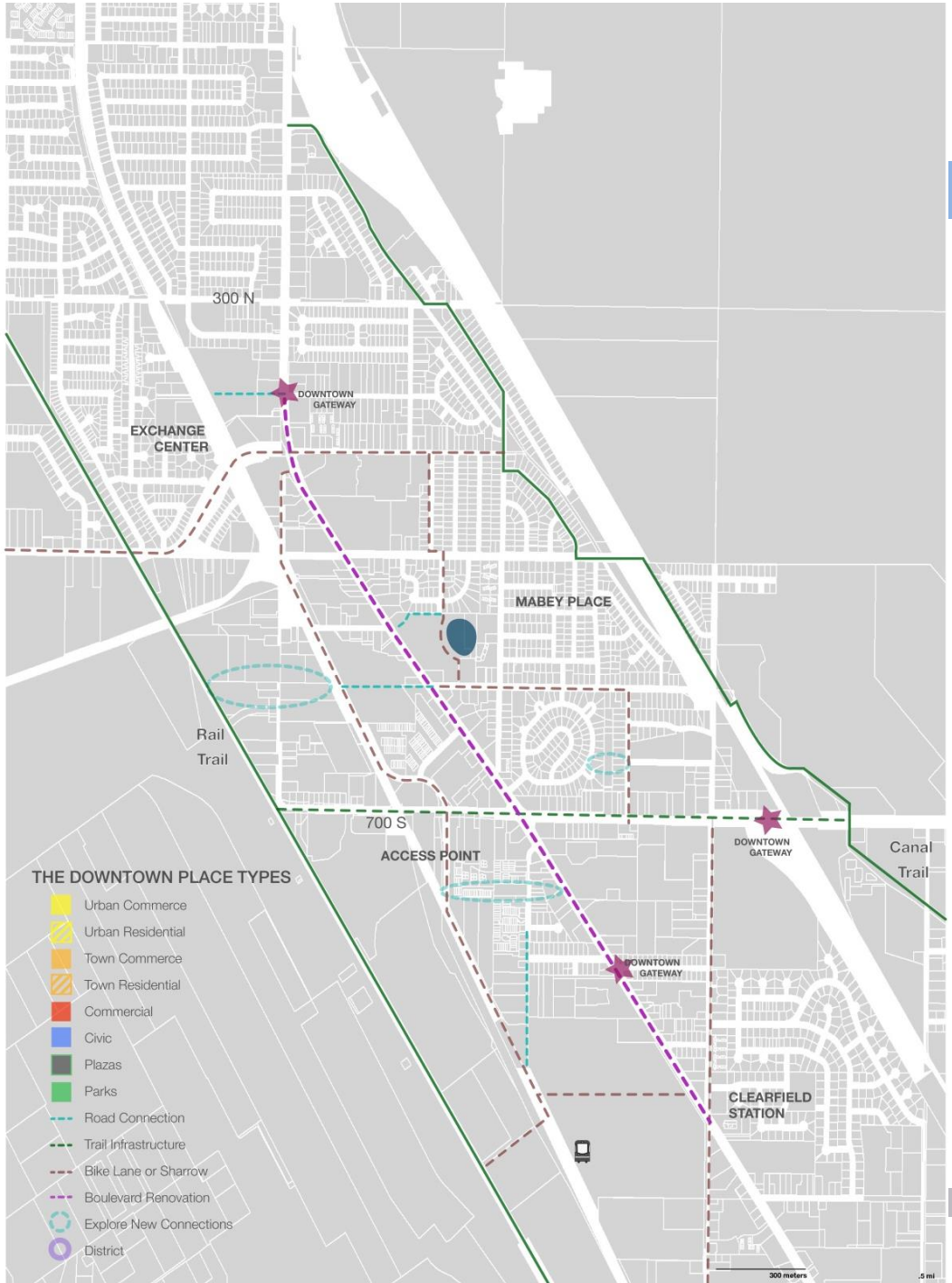


MEDIUM Commercial Ground Floor Transparency

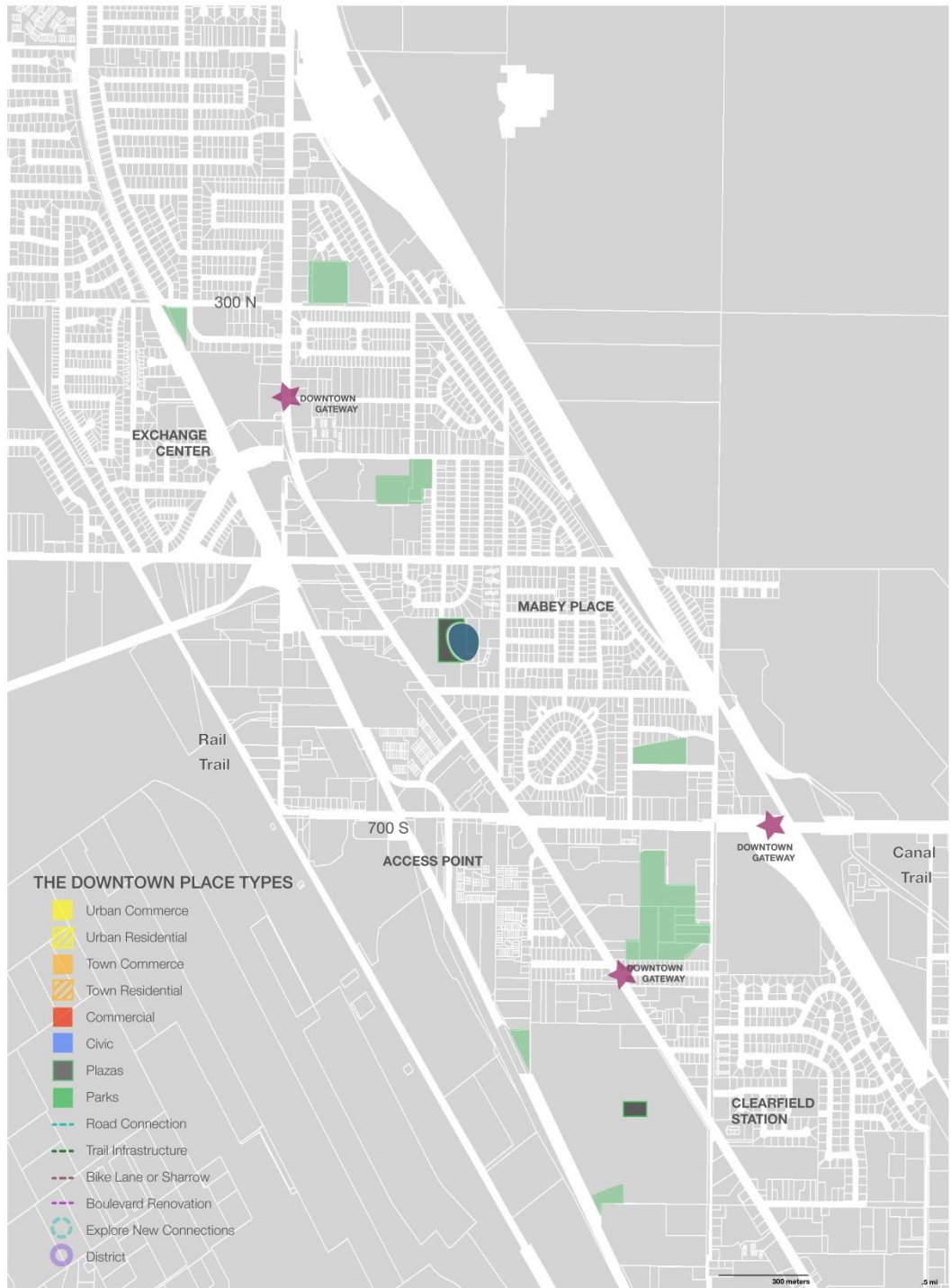


MEDIUM Commercial Ground Floor Transparency

DRAFT VISION: TRANSPORTATION



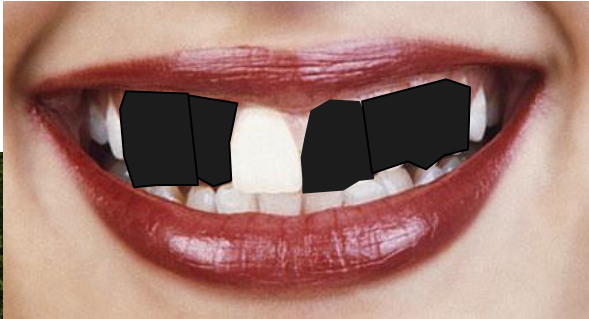
DRAFT VISION: PUBLIC SPACE



VISION: PARKING



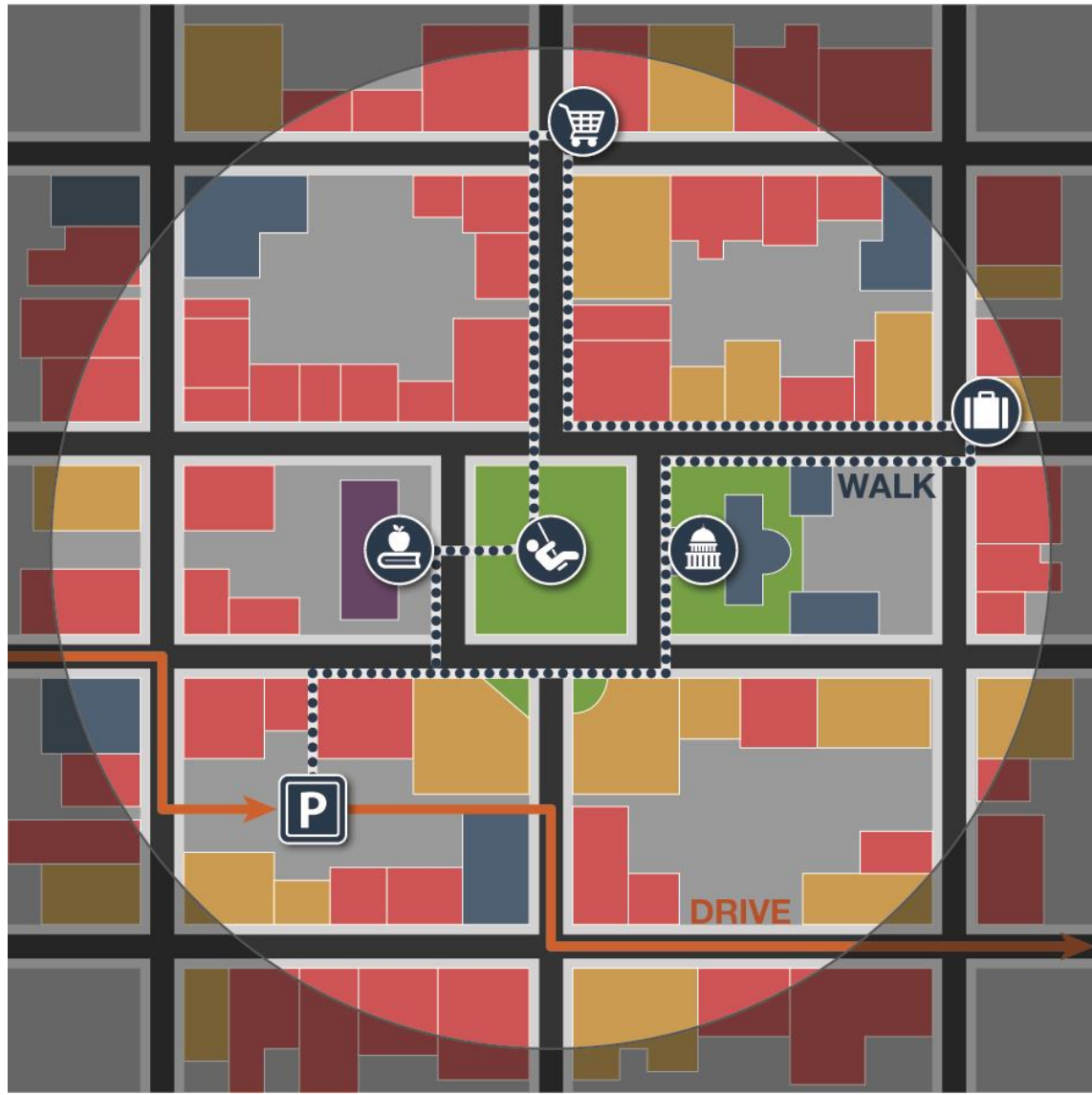
- Why talk about parking?



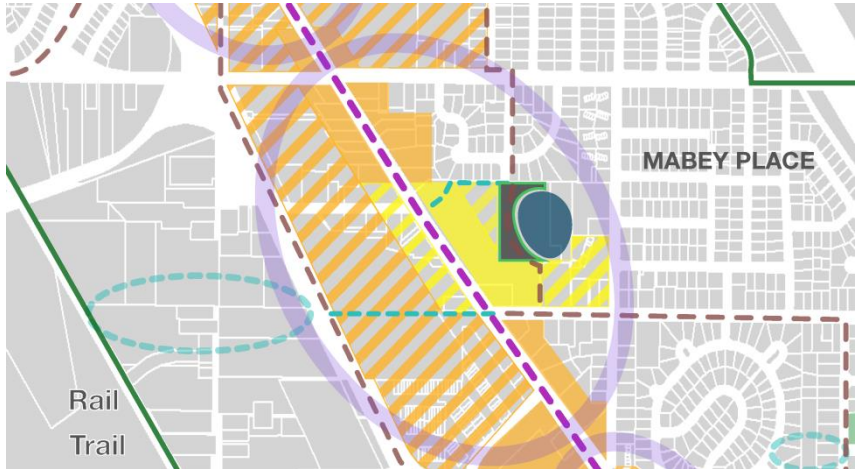
CONVENTIONAL PARKING



VISION: PARK ONCE APPROACH



VISION: PARK ONCE DISTRICT



VISION: PARK-ONCE DISTRICT



- On-street parking
- Publicly shared
- Privately shared
- Private

High Efficiency



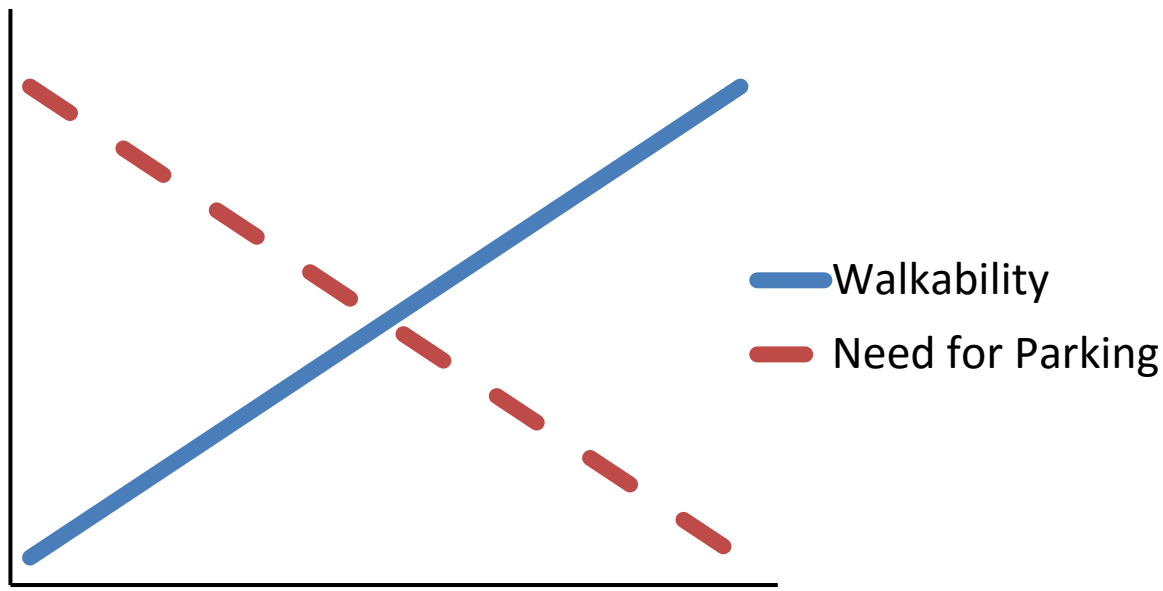
Low Efficiency



VISION: PARKING



- **Parking Credits**



The Downtown Principles



Downtown is a...

- **Walkable,**
- **Distinctive,**
- **Vibrant**
- **Destination**



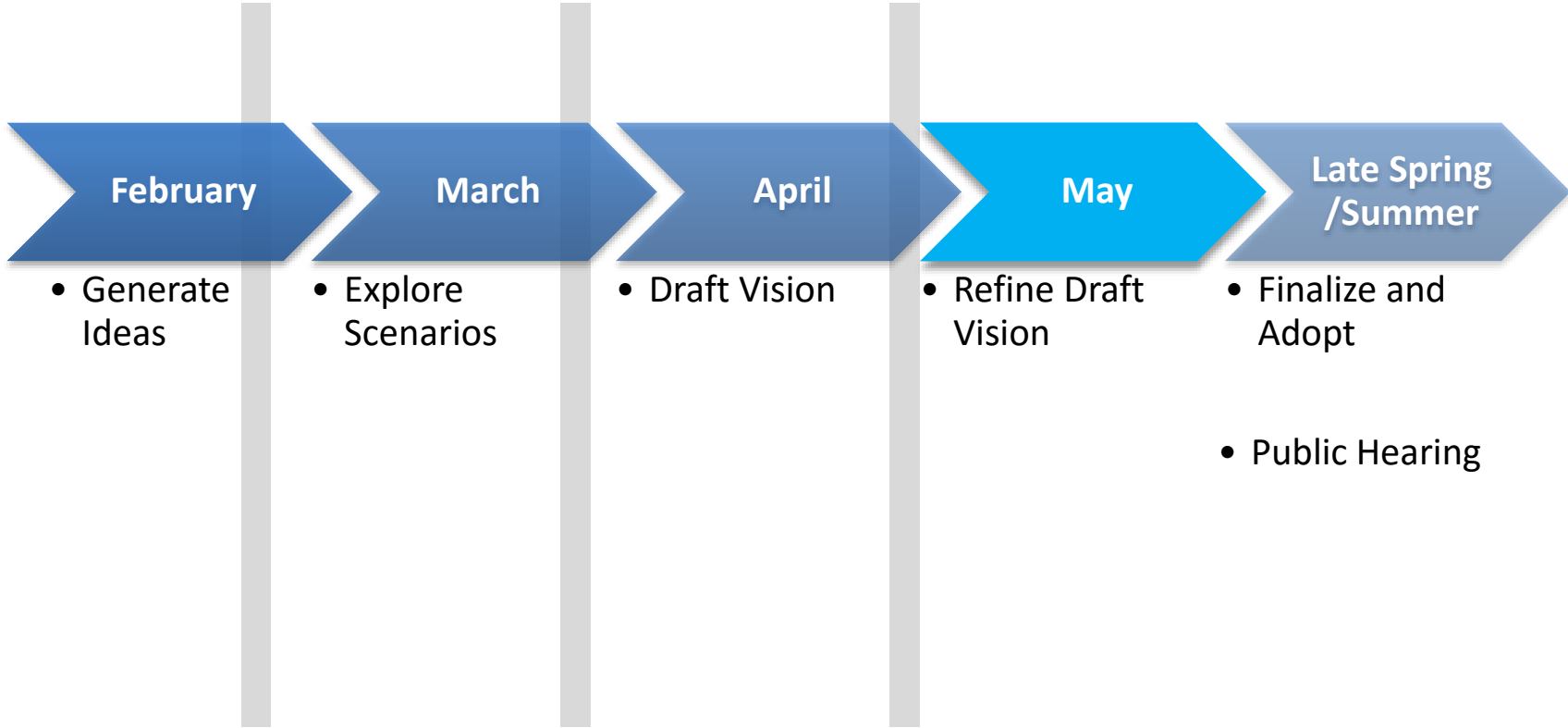
KEY QUESTIONS



- **Review and comment**
- **Other thoughts?**



CREATING DOWNTOWN CLEARFIELD



CREATING DOWNTOWN CLEARFIELD

WORKSHOP THREE

